

Commonwealth Land Title Company

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

**This document was electronically submitted
to the County of Riverside for recording**
Received by: LCWEATHERS

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

TRA: 009-175

Project: Tyler Street Widening
POR. APN: 145-091-005

FOR RECORDER'S OFFICE USE ONLY

D -

TRA \$0.00
17054

TEMPORARY CONSTRUCTION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CHAU N. LAM and LINH T. LAM, Husband and Wife as Joint Tenants**, as Grantors, hereby grant a temporary easement and right-of-way to the CITY OF RIVERSIDE, a California charter city and municipal corporation, as Grantee, its successors and assigns.

The property subject to this temporary easement and right of way is located in the City of Riverside, County of Riverside, State of California as described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This temporary easement and right of way allows Grantee the right to use the above described property for the purpose of installing public improvements. Such use may include, but is not limited to ingress and egress of persons and vehicles, the deposit of tools, equipment, machinery, and materials used in the performance of the construction, and for similar purposes by the City of Riverside, its officers, employees, agents or contractors.

Upon completion of construction, Grantee promises to remove all debris, waste, brush, or other materials deposited or placed upon the property subject to this temporary easement. Grantee further promises to make all reasonable efforts to return the surface of the property, with the exception of vegetation, to its original condition prior to entry.

D-17054

This temporary easement and right-of-way shall terminate 9 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by City as demonstrated by recordation of a notice of completion, whichever occurs first.

Dated 01-11-13

Chau Lam
CHAU N. LAM

Linh Lam
LINH T. LAM

State of California

County of Riverside } ss

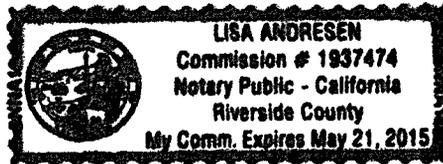
On 1-11-13, before me, Lisa Andresen, a notary public,
notary public, personally appeared, Chau Lam and
Linh Lam

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lisa Andresen
Notary Signature



GOVERNMENT CODE SECTION 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

NAME OF NOTARY: LISA ANDRESEN

DATE COMMISSION EXPIRES: MAY 21, 2015

COUNTY WHERE BOND IS FILED: RIVERSIDE

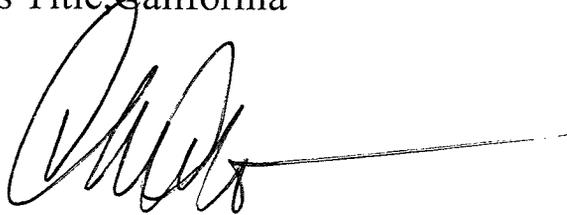
COMMISSION NO.: 1937474

VENDOR NO.: NNA1

PLACE OF EXECUTION: NEWPORT BEACH

DATE: 9/9/13

Lawyers Title California

A handwritten signature in black ink, appearing to read 'Chris Maziar', is written over a horizontal line. The signature is cursive and extends to the right of the line.

Chris Maziar

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, a California charter city and municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 11/23/13

CITY OF RIVERSIDE

By 
David Welch
Real Property Services Manager

145-091-005 TCE.DOC

APPROVED AS TO FORM

Mark Smith
SUPERVISING DEPUTY CITY ATTORNEY

EXHIBIT "A"

POR. A.P.N. 145-091-005
Temporary Construction Easement

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

The northeasterly 5.00 feet of the southwesterly 15.00 feet of Lot 16 in Block 46 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of said Riverside County.

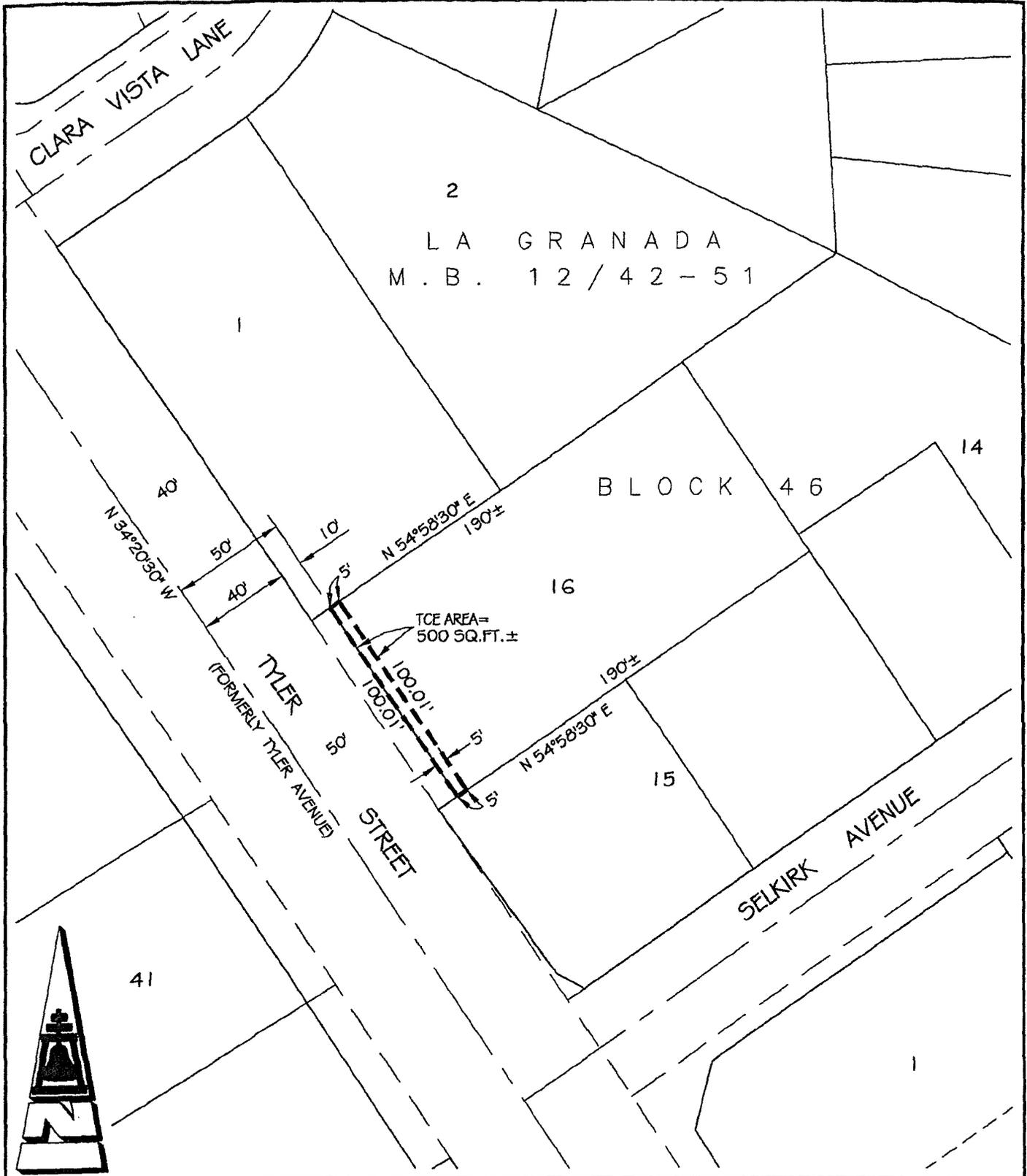
Area - 500 square feet, more or less.

This temporary easement and right-of-way shall terminate 9 months after issuance of the notice to proceed or upon completion of the public improvements and acceptance by the City as demonstrated by recordation of a notice of completion, whichever occurs first.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 8/15/2012 Prep. 
Mark S. Brown, L.S. 5655 Date





● CITY OF RIVERSIDE, CALIFORNIA ●

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN

SHEET 1 OF 1

SCALE: 1"=60' DRAWN BY: RICH DATE: 7/25/12 SUBJECT: TYLER STREET WIDENING - APN 145-091-005

Consent of Easement

Chase Bank USA, N.A. as Mortgagee of record ("Lien Holder"), is present and the current holder of a Deed of Trust dated February 15, 2006, as recorded in February 27, 2006 Document No. 2006-0140489, hereby consents to the grant of the forgoing permanent road widening/improvement Easement dated January 11, 2013 Parcel: APN 145-091-005 by Chau N. Lam and Linh T. Lam Husband and Wife as Joint Tenants to the City of Riverside, a California charter city and municipal corporation, and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold subject to said permanent road widening/improvement Easement.

SIGNED AND EXECUTED this 4 day of September, 2013



Chase Bank USA, N.A

By: [Signature]
Name: Amy Kight
Its: Vice President

STATE OF LOUISIANA
PARISH OF OUACHITA

}ss:

On September, 2013, before me appeared Amy Kight to me personally known, who did say that s/he is the Vice President of Chase Bank USA N.A. and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he acknowledged the instrument to be the free act and deed of the corporation (or association).

WITNESS my hand and official seal.

Signature [Signature]
LA Notary ID#: Amy Gott 66396
Lifetime Commission

(Seal)

AMY GOTT
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID # 66396